

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 4, 2015**

The following items are discussed in these minutes:

**ORCHARD LANE SUBDIVISION – APPROVED
VILLA D’ESTE CONDOMINIUMS, PHASE II – APPROVED
PYNE COVE SUBDIVISION, PLAT B – APPROVED
GENERAL PLAN CHAP 6 ECONOMIC PLAN – RECOMMENDED APPROVAL
NORTH OREM VASA FITNESS – RECOMMENDED APPROVAL**

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Ryan Clark, Economic Development; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Becky Buxton, Michael Walker, Planning Commission members; Sam Kelly, City Engineer;

The Commission and staff briefly reviewed agenda items and minutes from October 1, 2014 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Moulton called the Planning Commission meeting to order and asked Carlos Iglesias, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Ryan Clark, Economic Development; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Michael Walker, Planning Commission member; Sam Kelly, City Engineer;

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Mike Pierce to approve the preliminary plat of **ORCHARD LANE SUBDIVISION** at 132 South 800 West in the R8 zone.

Staff Presentation: Mr. Stroud said the purpose of this request is to subdivide a lot and record into four lots. A home exists and will remain. The subdivision will create three vacant lots, two of which are deep lots. The City Code requires any deep lot to be at least 125% of the minimum size required of the zone. The

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two deep lots are proposed with at least 10,000 square feet, exclusive of the driveway. Each deep lot will own half of the private driveway.

Recommendation: The Development Review Committee has determined this request complies with all applicable City Codes. The Project Coordinator recommends the Planning Commission approve the preliminary plat of Orchard Lane Subdivision at 132 South 800 West in the R8 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.



Chair Moulton invited those from the audience who had come to speak to this item to come forward to the microphone.

Paul Hoefnagels, Orem, asked how the deep lots will be accessed, how will the lots get electricity and who will own the water rights.

Chair Moulton indicated the power lines will remain as is.

Mr. Stroud said the water rights run with the land and is private. The driveway is the access for both back lots. It is a 20-foot access shared by both lots.

Chair Moulton closed the public discussion and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Larsen said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the preliminary plat of Orchard Lane Subdivision with four lots at 132 South 800 West. Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Bruce Dickerson to vacate Lot 1 of Villa D’este Subdivision, Plat A and approving the final plat of **VILLA D’ESTE SUBDIVISION PHASE 2** at 1000 West 950 North in the PD-22 zone.

Staff Presentation: Mr. Spencer said the subject property currently is under construction. The detention pond has been built and building permits for three (3) of the proposed six (6) buildings have been issued.



The applicant is proposing to subdivide each of the six (6) buildings into separate condominium plats. The subdivision plat for Villa D’este Phase 1 which included one (1) building was approved by the Planning Commission on January 7, 2015. The proposed Phase 2 plat includes two (2) buildings and forty (40) stacked condominium units as well as parking for each unit totaling eighty (80) stalls. The applicant is proposing the third phase to include the remaining three (3) buildings and sixty (60) additional units to complete the condominium subdivisions. By vacating the remainder of Villa D’este Subdivision, Plat A, the remaining phase will be able to be approved administratively. There are a total of six (6) buildings with a total of 120 units.

Recommendation: Based on the compliance with all applicable City codes staff recommends the Planning Commission vacate Lot 1 of Villa D’este Subdivision Plat A and approve the final plat of Villa D’este Subdivision Phase 2 at 1000 West 950 North in the PD-22 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

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Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys said she has found that neither the public nor any person will be materially injured by vacating Lot 1 of Villa D’Este Subdivision, Plat A and that there is good cause for the vacation. She then moved to:

1. Vacate Lot 1 of Villa D’Este Subdivision, Plat A; and
2. Approve the final plat of Villa D’Este Subdivision, Phase II with 10 units at 1000 West 950 North.

Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.3** as follows:

AGENDA ITEM 3.3 is a request by Hayden Oyne to vacate Pyne Cove Subdivision, Plat A and approve the final plat of **PYNE COVE SUBDIVISION, PLAT B** at 124 East 1200 North in the R5 zone.

Staff Presentation: Mr. Spencer said the existing residential lots both have single family homes built on them. The owner of the home to the north would like to expand on the rear of their home, but currently do not have sufficient distance to the rear property line to do so because of the required setback. The proposed subdivision moves the property line between the two lots to allow the desired addition to be constructed. Both lots are zoned R5 and have front and rear setback distances of 22.5’ from property line. The home to the north currently is approximately twenty-eight feet (28’) from the rear property line and the home to the south is approximately thirty-one feet (31’) to the front property line. The proposed subdivision moves the existing property line to the south approximately six feet (6’). The proposed subdivision also corrects property lines to match the existing fence lines on the east. All agreements between property owners have been received and all minimum requirements for the subdivision have been met.



Planning Commission Action: Chair Moulton moved to continue this item until February 18, 2015. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.4** as follows:

AGENDA ITEM 3.4 is a request by Ryan Clark, Economic director to Amend Chapter 6, Economics, of the Orem General Plan and recommends approval of the Orem Economic Development Strategic Plan.

Staff Presentation: Ryan Clark said the General Plan is a written guide for the future development of the City. Chapter 6 of the General Plan discusses economics. This chapter currently describes the City’s intent to maintain a healthy working relationship with the Commission for Economic Development in Orem (CEDO) in order to achieve the most desirable results in economic development pursuits.

In 2012, CEDO was integrated into the City of Orem and the Economic Development Division (EDD) was created. The EDD is now tasked with the responsibility for economic development in the City. Over the last year, in conjunction with Zion’s Bank Public Finance, a new Economic Development Strategic Plan (EDSP) was completed. The EDSP is a guide for City of Orem economic development for the next five to ten years. Many goals associated with the EDSP require zoning and land use coordination. Therefore, in Chapter 6 of the General Plan, reference to the EDSP as a guiding document for economic development should be included to ensure coordination between land development goals and economic development goals.

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It is proposed that Chapter 6, Economics, of the Orem General Plan be modified to reflect the dissolution of CEDO, the creation of the Economic Development Division, and the addition of the Economic Development Strategic plan dated December 2014. The proposed changes are included.

Advantages

- The EDSP identifies a sustainable vision for economic growth and encourages said vision
- Adoption of the EDSP provides structure and a common agenda as the city moves forward with economic development
- The EDSP identifies how the City can gain a competitive advantage

Disadvantages

- None identified

Recommendation: The Development Review Committee has determined this request complies with all applicable City Codes. The Project Coordinator requests the Planning Commission recommend the City Council approval of the proposed amendments to Chapter 6, Economics, of the Orem General Plan.

Chair Moulton invited the applicants to come forward. Ryan Clark, City Economic Development and Suzie Becker Zions Bank Public Finance Municipal Consulting Group introduced themselves.

Ms. Becker indicated the City hired Zions Bank, Duany Plater-Zyberk, Commerce CRG and Penna Powers Brian Haynes to work on a new Economic Development Strategic Plan. She reviewed the goals of the Commission.

- **Goal #1 – Increase the sustainability of the City’s tax base through increased property values.** The University Mall brings in the largest amount of sales tax. In order to weather economic dips, the City needs to build up their property tax base by pursuing Class A Office Development at University Place. It was also recommended the City assist with incentives as required gaining height, a City skyline and sense of a “downtown.”
- **Goal #2 – Establish Orem as the employment hub of Utah County.** The study showed that while Orem does well in most employment areas, it is far behind Provo in the Information Technology area. It recommended concentrating on Class A development in the University Place downtown area to create synergy. Proactively work with startup businesses and major employers in the area to determine their interests in relocating “downtown.” And work with EDC Utah to recruit technology companies to Orem and develop a City policy regarding the use of economic incentives.
- **Goal #3 – Maintain supremacy as the regional retail hub of Utah County.** Orem has an outstanding capture rate. The study recommended the City to work with brokers to keep current on retail trends.
- **Goal #4 – Improve the visual and physical appearance of State Street; develop and strengthen key economic nodes along State Street.** The City is already working towards updating and improving State Street. The plan suggested establishing a revolving low-interest loan for façade renovations and exterior improvements for properties located on State Street. Also increase the connectivity with Orem Boulevard through street connections, and retrofit the exteriors of shopping centers to have a more urban street frontage.
- **Goal #5 – Redevelop Geneva Road – The “Wedge.”** Ms. Becker explained “The Wedge” is an underdeveloped area with potential for future redevelopment along Geneva Road. The study suggested to pursue light rail alignment along Geneva Road rather than through the interior of Vineyard; promote retail development on the east side of Geneva Road; and promote office and retail development at the I-15 interchanges where visibility is high and access is good.
- **Goal #6 – Increase connectivity with Utah Valley University.** The study suggested developing a small-scale, walkable retail plan near UVU with a distinct sense of place.
- **Goal #7 – Develop a new progressive and sophisticated image for Orem.** Orem will need to increase their reputation and image through a new and vibrant marketing strategy.

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- **Goal #8 – Encourage cultural arts activities.** The City needs to encourage development of a variety of cultural activities around SCERA, thereby creating an arts and entertainment district for the City, add senior housing in the arts district as well as higher-density housing to increase vitality in the district.

Ms. Becker noted that providing state and local incentives ranked high in the Top 10 Business Decision Factors. The City needs to determine what incentives they can offer to entice business that will be housed in Class A Office buildings.

Chair Moulton asked if the Planning Commission had any questions for Mr. Clark and Ms. Becker.

Mr. Whetten asked how Orem's incentive packages compare with other cities. Ms. Becker said the City has turned the corner by approving the CDA at University Place. The single most important goal is to increase economic sustainability. It has been many years since the City has offered incentives. It is time to redevelop and compete in the employment market. Mr. Whetten asked how the City competes against other cities. Ms. Becker said that a lot of cities come up with policy guidelines, which vary from city to city. Many cities do not incentivize market rate housing, because that happens on its own. Some cities have limited funds for higher density housing in specialized zones, like Transportation Oriented Development (TOD). Retail uses usually do not have incentives. Salt Lake and Davis County will incentivize for something that creates jobs over retail. Vineyard incentivized for environmental concerns. There is a bill currently in the legislature that will be a redevelopment task force to give better information for cities on incentives. Mr. Clark said the City does not have an incentive policy. When a company comes and asks how we will compete with incentives offered by surrounding cities, Orem has very little options. The city does present that the permit and impact fees are lower. The city is working with the Economic Development Corporation of Utah (EDC) to attract business. In order to attract businesses through EDC, the city will need to offer incentives.

Mr. Whetten asked if the strategic plan has recommendations or formulas for offering incentives. Mr. Clark said there are 20 pages of recommended incentives. They have shown the City Council a preliminary group of incentives. At this time everything is just ideas. Mr. Whetten said a lot of tech companies are going to between Lehi and Draper. He wondered why that is so successful. He noted that Vineyard has several Class A office buildings in their plan, but nothing is off the ground. Ms. Decker said Vineyard has a lot of issues as it grows. Lehi/Draper has room to grow. Orem has no space and so growth will have to be vertical. Orem has a retail center that is very attractive. Vineyard is a small town without many resources. Mr. Whetten said he sees businesses leave for Lehi, but does not see growth here in Orem. Ms. Becker said there is growth from Woodbury which is a beginning. Mr. Clark said Orem's location is a great location and as the University Place goes vertical it will create momentum. Mr. Whetten asked what needs to be done to get tenants to commit to space in Orem. Mr. Clark indicated that as soon as they announce tenants it will help businesses to remain/come to Orem. Having a great retail corridor is a great plus. The City is working on marketing.

Vice Chair Iglesias asked for an example of incentives for the resident. Mr. Clark said some cities waive permit fees and building inspection fees. That is an incentive based on job creation and/or capital investment. Ms. Becker said that Lehi has offset electric rates, because they own their electric utility; some cities offer a streamlined permitting process; the most popular tool is to return a portion of tax increment, which is a portion of the taxes are returned to the agency for use in the project area. Mr. Whetten asked if there is a payroll tax incentive program. Mr. Becker said that is a State incentive.

Vice Chair Iglesias asked how does the City incentive the existing businesses that may not be fitted for the future. Mr. Clark said the City does not want to drive any business out of the City. The goal of these plans stretches over 20-30 years as needs change. There is an option to develop an revolving loan fund for façade and site improvements. It will allow small businesses to take a low or no interest loan and pay back as the facility is improved. As the loan is paid back, money can loan it out to others. Ms. Becker said there was a grant program through State History and The Utah Main Street Program; it was very helpful throughout the State in assisting small businesses. It is a process of education and making some funds available will have a snowball effect as word gets out. Vice Chair Iglesias suggested programs for small businesses need to be part of the package when presenting the economic strategic plan. It will show that

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the entire economic plan does not only focus on University Place. Mr. Clark said the City Council has directed staff to make sure there is something for every type of business in the development of an incentive plan. Chair Moulton said that throughout the CDA process, the consistent comments from his neighbors was concern for small businesses. Mr. Clark said the City Council will have to develop a funding mechanism to fund it.

Mr. Whetten asked how Class A office space generates more taxes than retail per acre. Ms. Becker said the two main City funding sources the group looked at were sales and property taxes. It does depend on the tax rate of the community and Orem is comparable to surrounding cities. Orem's highest sales tax income is University Mall, but there is not a dense class office to compare to. University Place is already bringing in great retail numbers and couple that with mall improvements and high office buildings the increase should be substantial.

Mr. Whetten asked about BRT and Trax lines going down Geneva Road. Mr. Clark said the map is outdated; he indicated that Mr. Goodrich has worked with UTA to have a line shown along 800 North and State Street. Mr. Bell said the UTA shows the line there because they own the land. The City wants Trax to come down through the City and are in discussions with UTA for that.

Chair Moulton noted that in the presentation there was a slide that showed Lehi being low in Information Technology jobs. He noted that seems low. Ms. Becker said the data may not have included current construction.

Mr. Whetten asked about the status of the southwest annexation area. Mr. Bell said the annexation is being contested by Provo City. They are working with Provo on ownership of 2000 South. Once that is signed, it will move forward. The city is adding impact fees for the area. It may take a few months before it moves forward. Mr. Whetten asked how close we are to attracting development. Mr. Bell said there is commercial interest already.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Whetten moved to recommend the City Council amend Chapter 6, Economics of the Orem City General Plan and recommend approval of the Orem Economic Development Strategic Plan. Vice Chair Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 4.1** as follows:

AGENDA ITEM 4.1 is a request by Kevin Hawkins to **AMEND THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMUNITY COMMERCIAL (CC) AND AMEND ARTICLE 22-5-3(A) OF THE OREM CITY CODE AND THE ZONING MAP OF OREM CITY BY CHANGING THE ZONE FROM R8 TO C2 ON APPROXIMATELY 0.25 ACRES** locate generally at 556 West 1830 North.

Staff Presentation: Mr. Spencer said the property proposed for rezone is located directly south of the new Kneaders restaurant. In 2012, the City Council denied a rezone request for a multi-family development on this property. Currently the land is vacant.

The applicant is proposing to construct a fitness center with additional retail pads on the site. The fitness center business, Vasa Fitness, generally likes to have as much parking as possible for their use. In order to utilize all of their property, a General Plan and zone change are required on 0.25 acres of their proposed site

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plan. The property is now zoned R8, which does not allow commercial uses, nor does the General Plan land use designation of Low Density Residential (LDR). The C2 zone allows for this use as well as many other commercial uses.

If the rezone and General Plan land use changes are approved the applicant will then go through site plan approval before constructing their building(s), which requires Planning Commission approval. The proposed rezone and General Plan amendment will be heard by the City Council on Tuesday, February 10, 2015. No official application has been made for the site plan.

Traffic: A traffic impact study has been required for this development and will be completed before the request goes to the City Council for review. The City Traffic Engineer requires that the applicant complete an asphalt connection between their site and the Kneaders site via the cross access easement shown on the Kneaders Subdivision plat.

General Plan: The current General Plan designation for this portion of the property is Low Density Residential, and is proposed to change to Community Commercial, similar to the surrounding property. The proposed use of a fitness center meets the requirements of the General Plan which states that the CC classification satisfies the needs of a community or group of neighbors.

Neighborhood Meeting: A neighborhood meeting for the proposed rezone was held on December 15, 2014. Five neighbors were in attendance. The concerns regarding the project dealt with fencing materials, dumpster location, traffic and accesses. An additional neighborhood meeting was held by staff to address the General Plan change on Wednesday, January 28, 2015.

After reviewing the proposed rezone and ordinance amendment, staff has listed some advantages and disadvantages in respect to the proposal.

Advantages of the proposal:

- The property is directly adjacent to the C2 zone and it makes sense to incorporate the property into the commercial (C2) zone;
- Allows for the development of a long standing vacant property along State Street;
- Increases the amount of services available to Orem residents;

Disadvantages of the proposal:

- None identified

Recommendation: Based on the advantages outlined above staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the request to amend the General Plan by changing the land use designation from Low Density Residential (LDR) to Community Commercial (CC) and amending Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone from R8 to C2 on approximately 0.25 acres located generally at 556 West 1830 North.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Chair Moulton asked about the easement. Mr. Spencer said there is a 24-foot easement that connects with the Kneader's property.

Vice Chair Iglesias noted there was discussion in the neighborhood meeting about the dumpster. Mr. Spencer said the dumpster is shown next to the residential. The location of the dumpster will be determined with the site plan.

Mr. Whetten said the previous item dealt with the issue of having lots of asphalt and the buildings being set back off the road. He wondered if the City wanted to start encouraging developers to move the building forward and avoid the large asphalt parking lots. Mr. Spencer said they have talked to the applicant about

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having the buildings closer to the street; however there is no formal requirement to do that. Mr. Whetten said the City may want to look to make that change in the general planning for the future. Mr. Spencer said the parking seems excessive, but could be converted to retail pad sites in the future.

Chair Moulton asked if there is a traffic study. Mr. Spencer said there was a traffic study submitted and the Traffic Engineer has approved the study. He noted that it has two accesses and an additional one through the Kneader's property. There is good traffic flow.

Chair Moulton asked if they could have access directly to State Street. Mr. Spencer said that State Street is a UDOT street. Mr. Goodrich said the applicant did not even consider having access to State Street. Over time the City needs to do a better job of applying access management principles. This is a good plan because of the three different access points.

Chair Moulton invited the applicant to come forward. Tom Hawkins introduced himself.

Kevin Hawkins, Hawkins Development said the neighborhood meeting was a very favorable meeting. The dumpster was discussed; the neighbors wanted it to be put by a certain neighbor's backyard. This is not a use like a grocery store or restaurant that has a lot of smelly trash. The dumpster needs to be located in a place where the truck can back up in a drive isle. The Staff did suggest moving the building closer to the street. The problem is with the easement and configuration of the lot, they would lose half the square footage of their building.

Mr. Whetten asked if the clientele for the three additional units would be uses associated with the gym. Mr. Hawkins said they will. The one right next to the gym is a physical therapist which will have direct access into the building.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

Rob Smith, Orem, said the neighborhood is in favor of this project. The owner will be putting in privacy fence. The neighbors have a couple of concerns. The dumpster issue has already been discussed. There is already parking issues in the neighborhood. The neighbors suggest painting the curb red from State Street to the corner of Ribbonwood. This will alleviate some of the parking pressure and visibility issues they have at that corner. There was a concern brought up by the veterinary clinic, which suggested moving the door away from the corner.

Dave DeGering, Orem, said he owns the Ribbonwood Veterinary clinic. He is not sure about putting the red curb all along the road. His employees occasionally park along the street. People will try and park as close to the door as possible. If the entryway could be moved to the center or more to the north it would move traffic away from the street.

Mr. Smith asked if red curbing is a possibility. Mr. Goodrich said he would need to talk to the traffic engineer. He will suggest that there be red curbing from the entrance to State Street on the Vasa property.

Ms. Jeffreys said the current businesses would need adequate parking but many people park on the street. Mr. Goodrich agreed that the majority of city streets are wide enough to accommodate parking on the street.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Larsen said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend the Orem City General Plan land use map from Low Density Residential to Community Commercial and amend Section 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.25 acres at 556 West 1830 North from the R8-ASH zone to the C2 zone. Ms. Buxton seconded the motion.

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Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton then called for a motion to approve the minutes of January 21, 2015. Ms. Jeffreys moved to approve the meeting minutes for January 21, 2015. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

ADJOURN

Chair Moulton called for a motion to adjourn. Ms. Buxton moved to adjourn. Chair Moulton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Adjourn: 5:53 p.m.

Jason Bench
Planning Commission Secretary

Approved: February 18, 2015